CONSTRUCTION BULLETIN

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Number 59

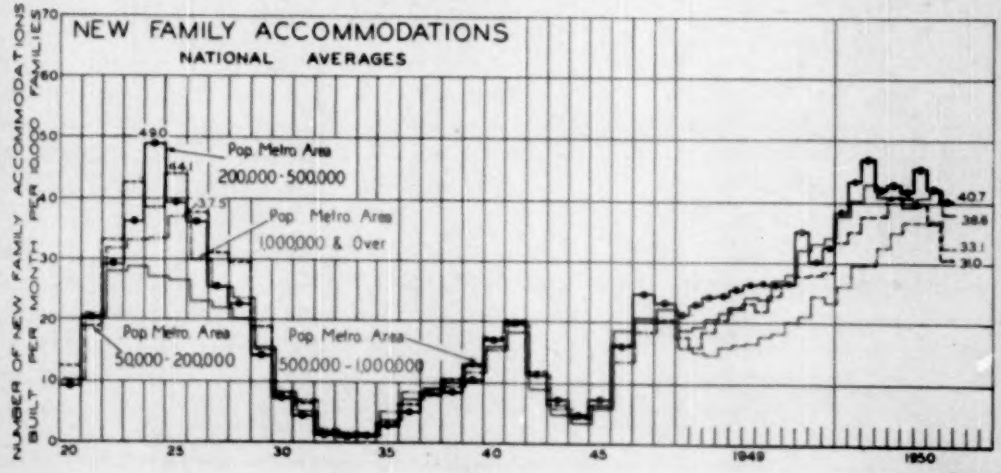
WILL REGULATION X TAKE A SECOND BITE ?

THE building boom, already weaving from the effects of the October 12 regulations, may receive another blow from the rumored amendments to Regulation X. If enacted, these amendments will place credit restrictions on the financing of multifamily construction and will close entirely the small loophole in the original regulation. Practically no multifamily construction has been started recently unless the builder could "borrow out," and since the convenient devices for "borrowing out" may be eliminated, new multifamily construction would come virtually to a standstill.

Our world position being what it is, we have probably seen the last of boom building for several years to come. As a matter of fact, our course toward very heavy armament production is now definite and within a few months builders may be wondering whether they can build up to the attenuated total allowed under present restrictions.

In our opinion the building industry may quite possibly find that in a comparatively short time the present restrictions are of minor importance to it. What seemed so drastic and so restrictive in view of our continued successes in Korea and the prospect of a peaceful settlement, now seems relatively insignificant alongside of the ominous news from Tokyo, Lake Success and Washington.

In studying the charts below and on the following pages, and looking back on the Boom of the Fifties, some of us will probably think, "It was a lot of fun while it lasted. I wonder how far it would have gone."



Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 563 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION
FIRST THREE QUARTERS OF 1950 COMPARED WITH
FIRST THREE QUARTERS OF 1949

● CITIES WHERE RESIDENTIAL CONSTRUCTION FOR FIRST THREE-QUARTERS OF 1950 WAS ABOVE THAT OF FIRST THREE-QUARTERS OF 1949.

● CITIES WHERE RESIDENTIAL CONSTRUCTION FOR FIRST THREE-QUARTERS OF 1950 WAS BELOW THAT OF FIRST THREE-QUARTERS OF 1949.

NEW FAMILY ACCOMMODATION PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10000 FAMILIES

AKRON
THIS QUARTER - 1207
SAME QTR. 1949 - 705
Pop. Metro. Area 349,705

ASHEVILLE
THIS QUARTER - 85
SAME QTR. 1949 - 211
Pop. Metro. Area 76,324

ALBANY
THIS QUARTER - 521
SAME QTR. 1949 - 239
Pop. Metro. Area 431,575
NAT'L. 200M-500M

ATLANTA
THIS QUARTER - 1326
SAME QTR. 1949 - 684
Pop. Metro. Area 442,294

ALLENTOWN, BETHLEHEM, EASTON
THIS QUARTER - 297
SAME QTR. 1949 - 137
Pop. Metro. Area 325,142

ATLANTIC CITY
THIS QUARTER - 183
SAME QTR. 1949 - 225
Pop. Metro. Area 100,096

ALTOONA
THIS QUARTER - 58
SAME QTR. 1949 - 28
Pop. Metro. Area 114,094

AUGUSTA
THIS QUARTER - 72
SAME QTR. 1949 - 44
Pop. Metro. Area 67,809
NAT'L. 50M-200M
AUSTIN 166.5

AMARILLO
THIS QUARTER - 611
SAME QTR. 1949 - 450
Pop. Metro. Area 53,463

AUSTIN
THIS QUARTER - 697
SAME QTR. 1949 - 448
Pop. Metro. Area 106,193

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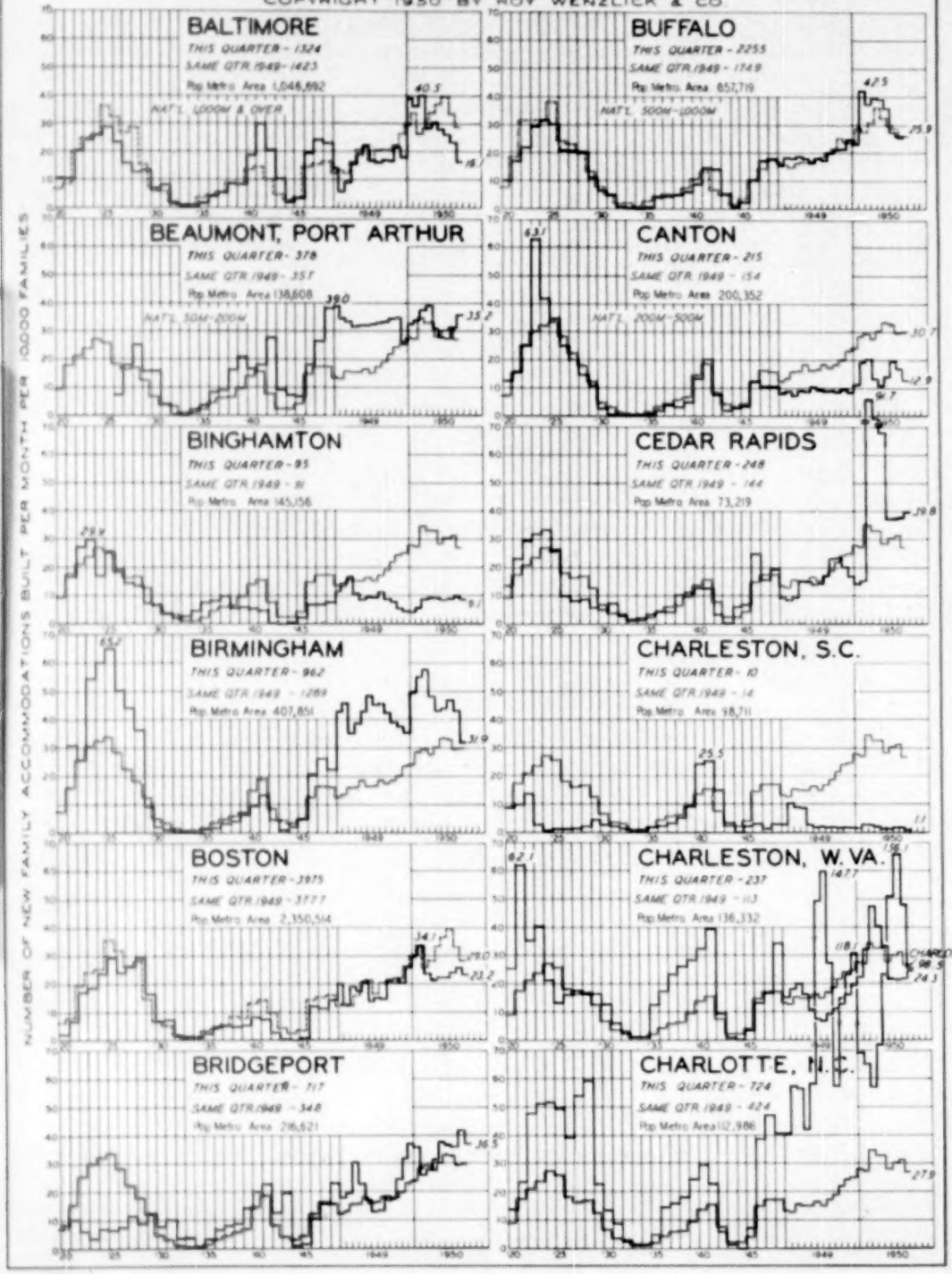

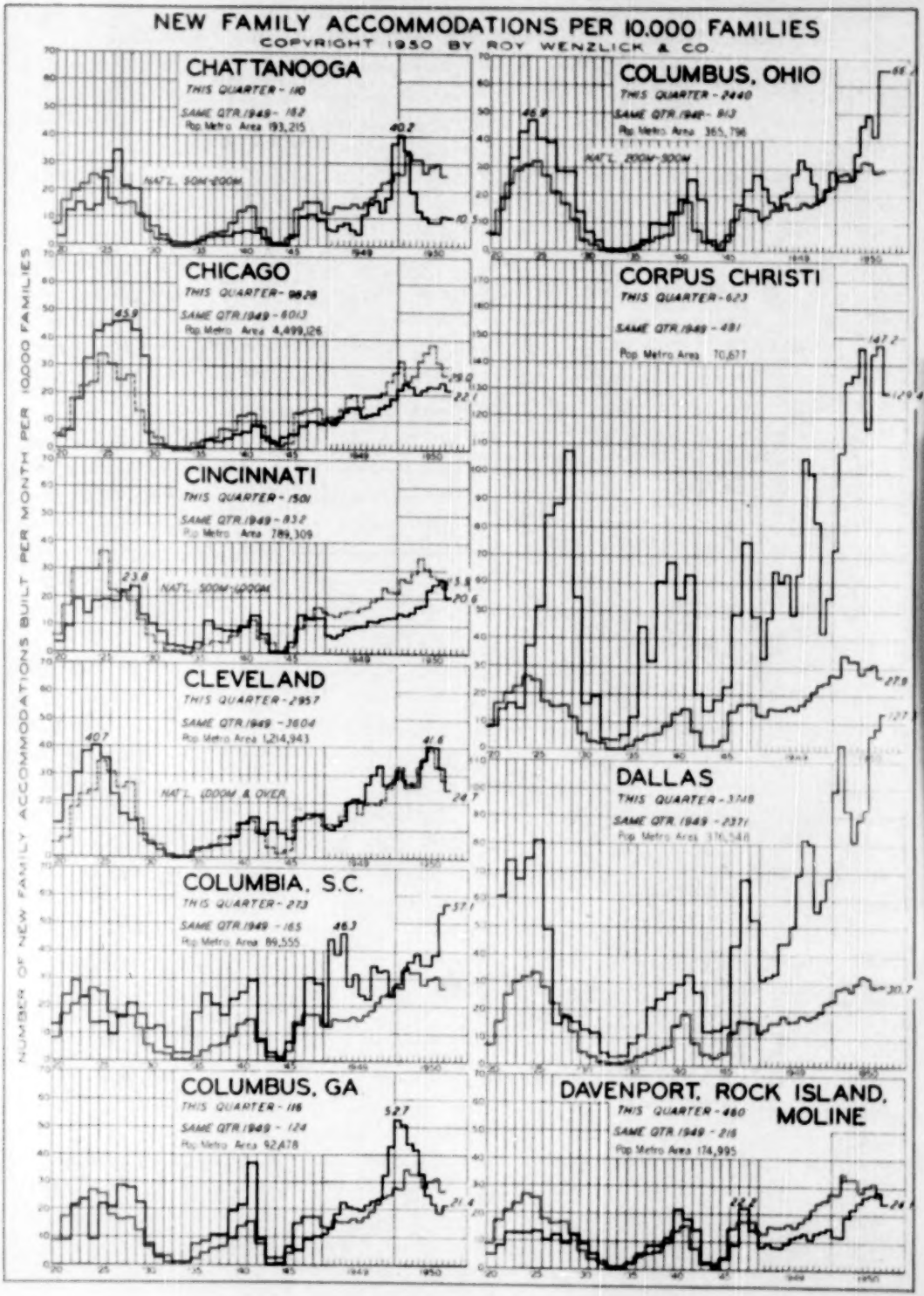
NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
CHATTANOOGA
THIS QUARTER - 110
SAME QTR. 1949 - 182
Pop. Metro. Area 193,215
NAT'L 500M-1000M
40.2
10.5
COLUMBUS, OHIO
THIS QUARTER - 2440
SAME QTR. 1949 - 813
Pop. Metro. Area 365,796
NAT'L 200M-500M
46.9
CHICAGO
THIS QUARTER - 9828
SAME QTR. 1949 - 6013
Pop. Metro. Area 4,499,126
45.8
19.0
22.1
CORPUS CHRISTI
THIS QUARTER - 623
SAME QTR. 1949 - 481
Pop. Metro. Area 70,637
147.2
129.4
27.9
CINCINNATI
THIS QUARTER - 1501
SAME QTR. 1949 - 832
Pop. Metro. Area 789,309
NAT'L 500M-1000M
23.8
5.8
20.6
CLEVELAND
THIS QUARTER - 2957
SAME QTR. 1949 - 3604
Pop. Metro. Area 1,214,943
NAT'L 1000M & OVER
40.7
41.6
24.7
DALLAS
THIS QUARTER - 3748
SAME QTR. 1949 - 2371
Pop. Metro. Area 376,548
30.7
COLUMBIA, S.C.
THIS QUARTER - 273
SAME QTR. 1949 - 165
Pop. Metro. Area 89,555
46.3
57.1
COLUMBUS, GA.
THIS QUARTER - 116
SAME QTR. 1949 - 124
Pop. Metro. Area 92,478
52.7
21.4
DAVENPORT, ROCK ISLAND, MOLINE
THIS QUARTER - 480
SAME QTR. 1949 - 216
Pop. Metro. Area 174,995
22.2

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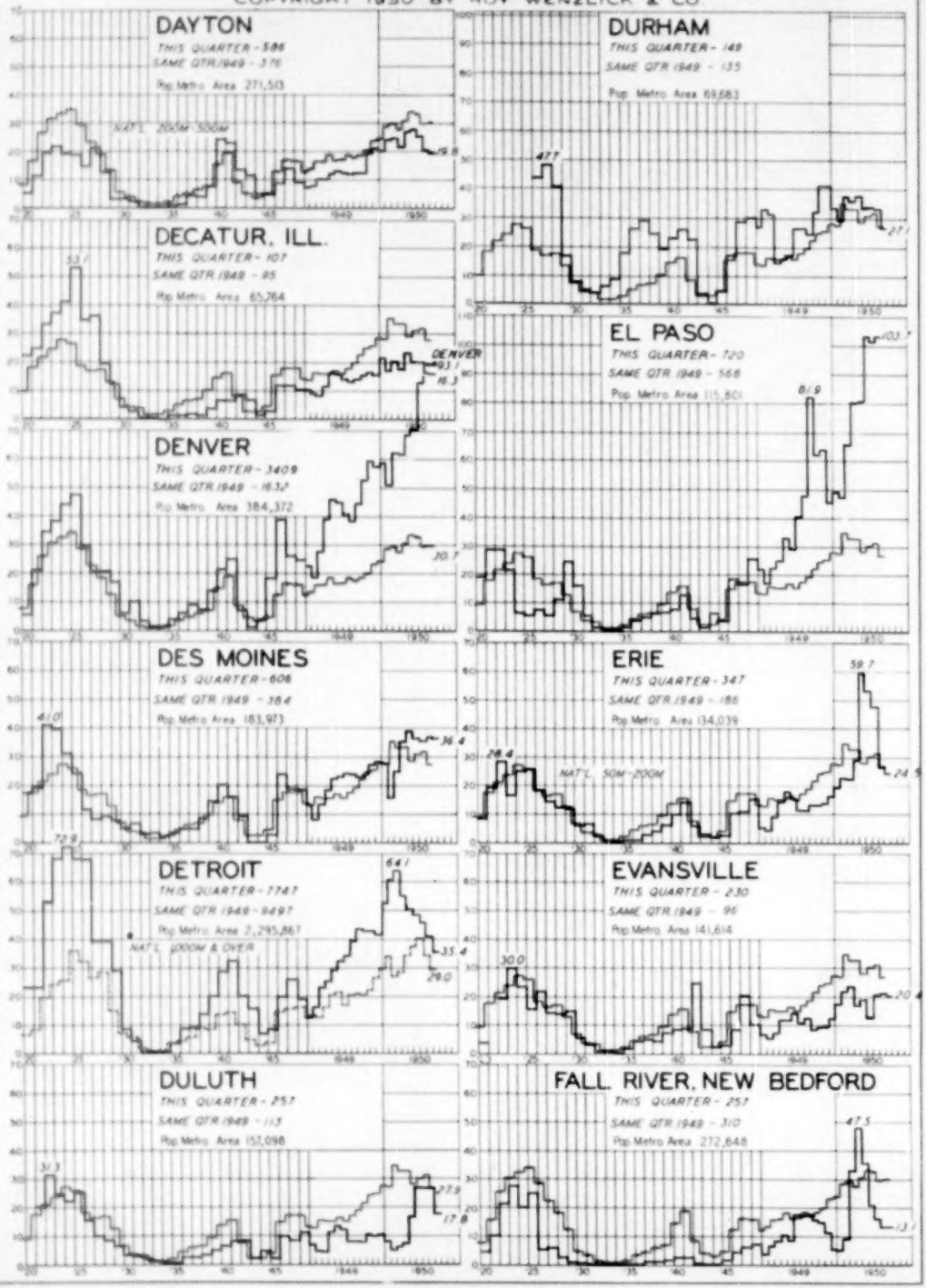

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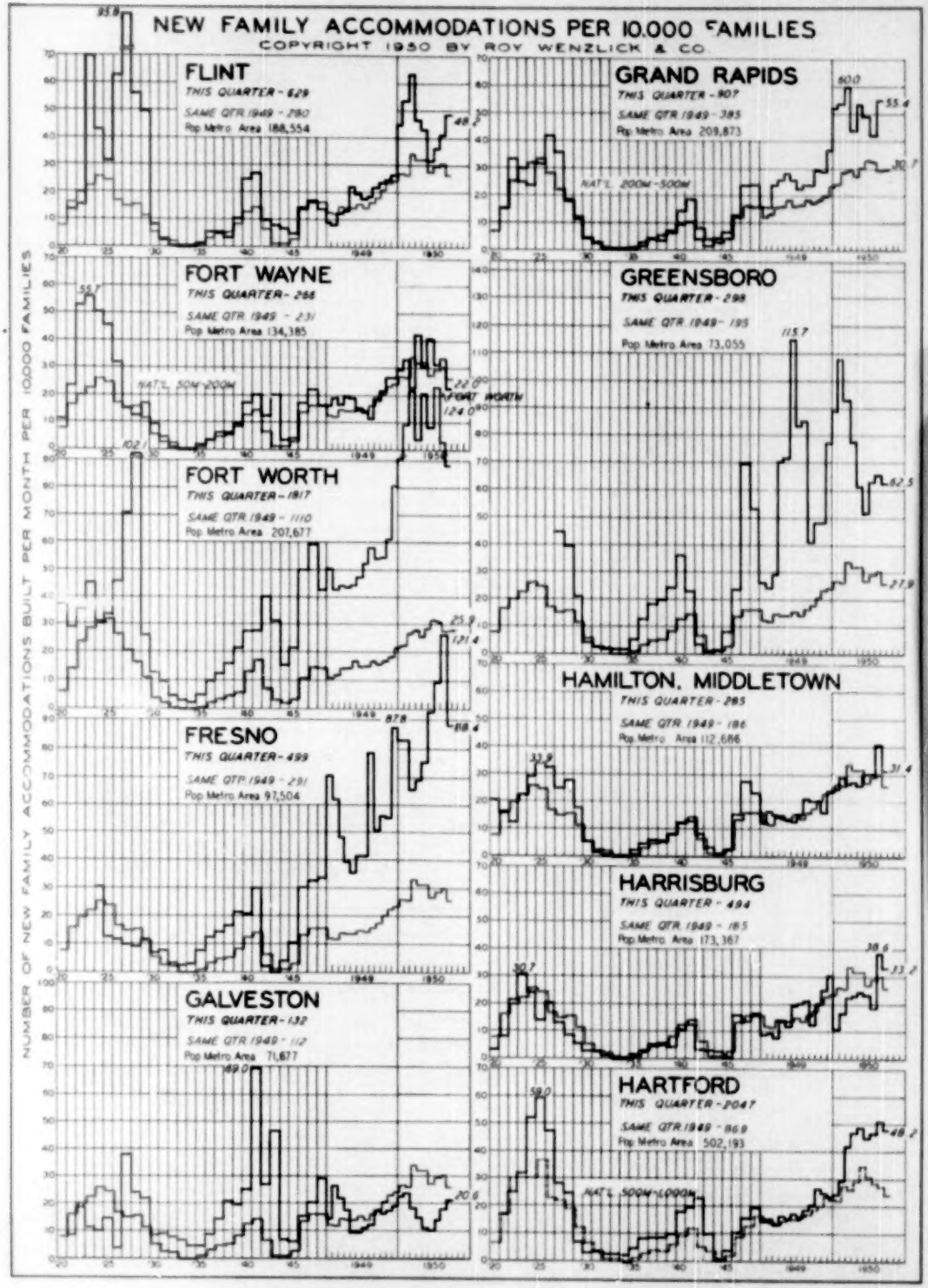

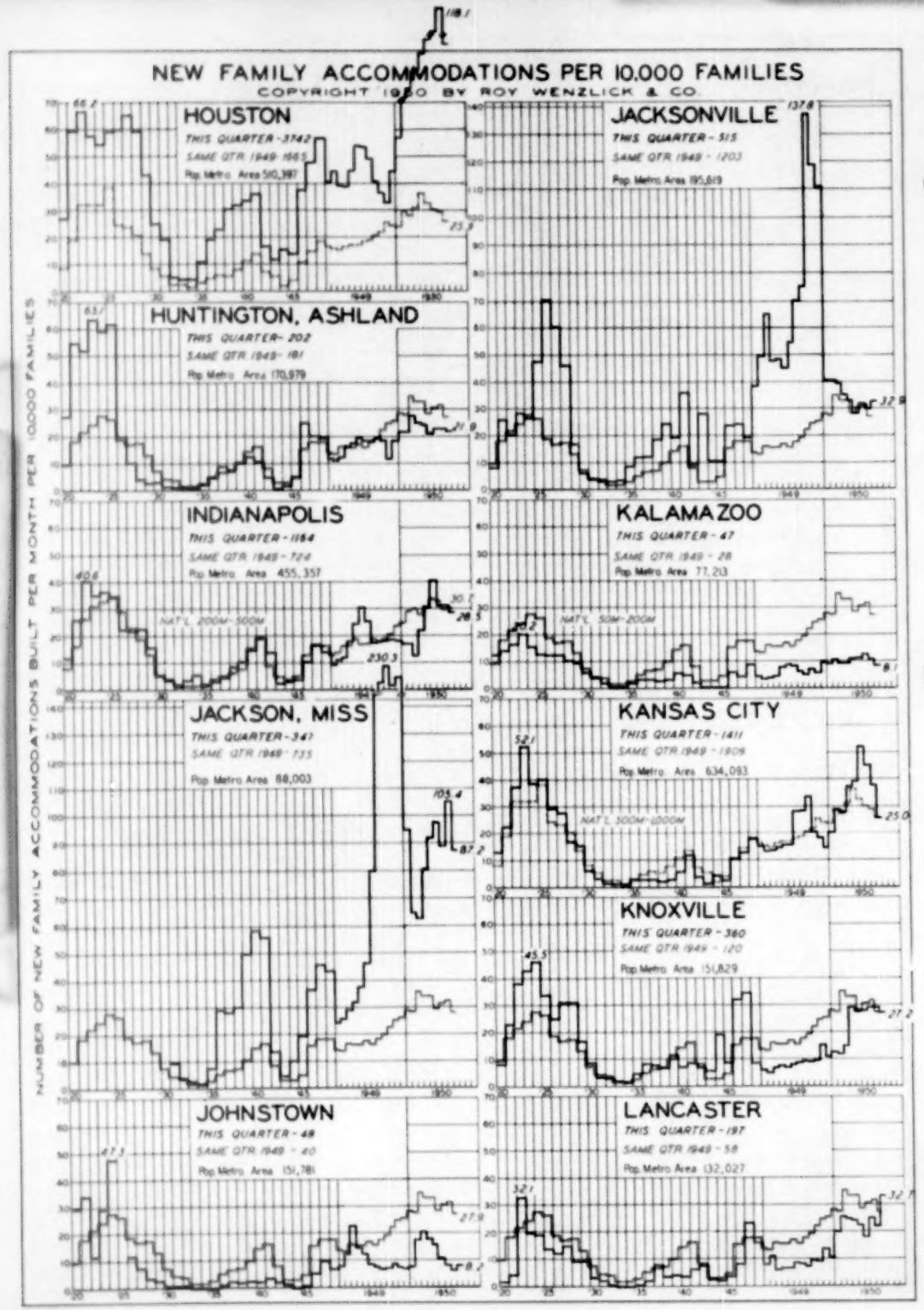
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
HOUSTON
THIS QUARTER-3742
SAME QTR 1949-1665
Pop. Metro. Area 510,387
JACKSONVILLE
THIS QUARTER-515
SAME QTR 1949-1203
Pop. Metro. Area 195,619
HUNTINGTON, ASHLAND
THIS QUARTER-202
SAME QTR 1949-181
Pop. Metro. Area 170,979
INDIANAPOLIS
THIS QUARTER-1164
SAME QTR 1949-724
Pop. Metro. Area 455,357
NAT'L 200M-500M
KALAMAZOO
THIS QUARTER-47
SAME QTR 1949-28
Pop. Metro. Area 77,213
NAT'L 50M-200M
JACKSON, MISS
THIS QUARTER-347
SAME QTR 1949-735
Pop. Metro. Area 88,003
KANSAS CITY
THIS QUARTER-1411
SAME QTR 1949-1909
Pop. Metro. Area 634,093
NAT'L 500M-1000M
KNOXVILLE
THIS QUARTER-360
SAME QTR 1949-120
Pop. Metro. Area 151,829
JOHNSTOWN
THIS QUARTER-48
SAME QTR 1949-40
Pop. Metro. Area 151,781
LANCASTER
THIS QUARTER-197
SAME QTR 1949-58
Pop. Metro. Area 132,027

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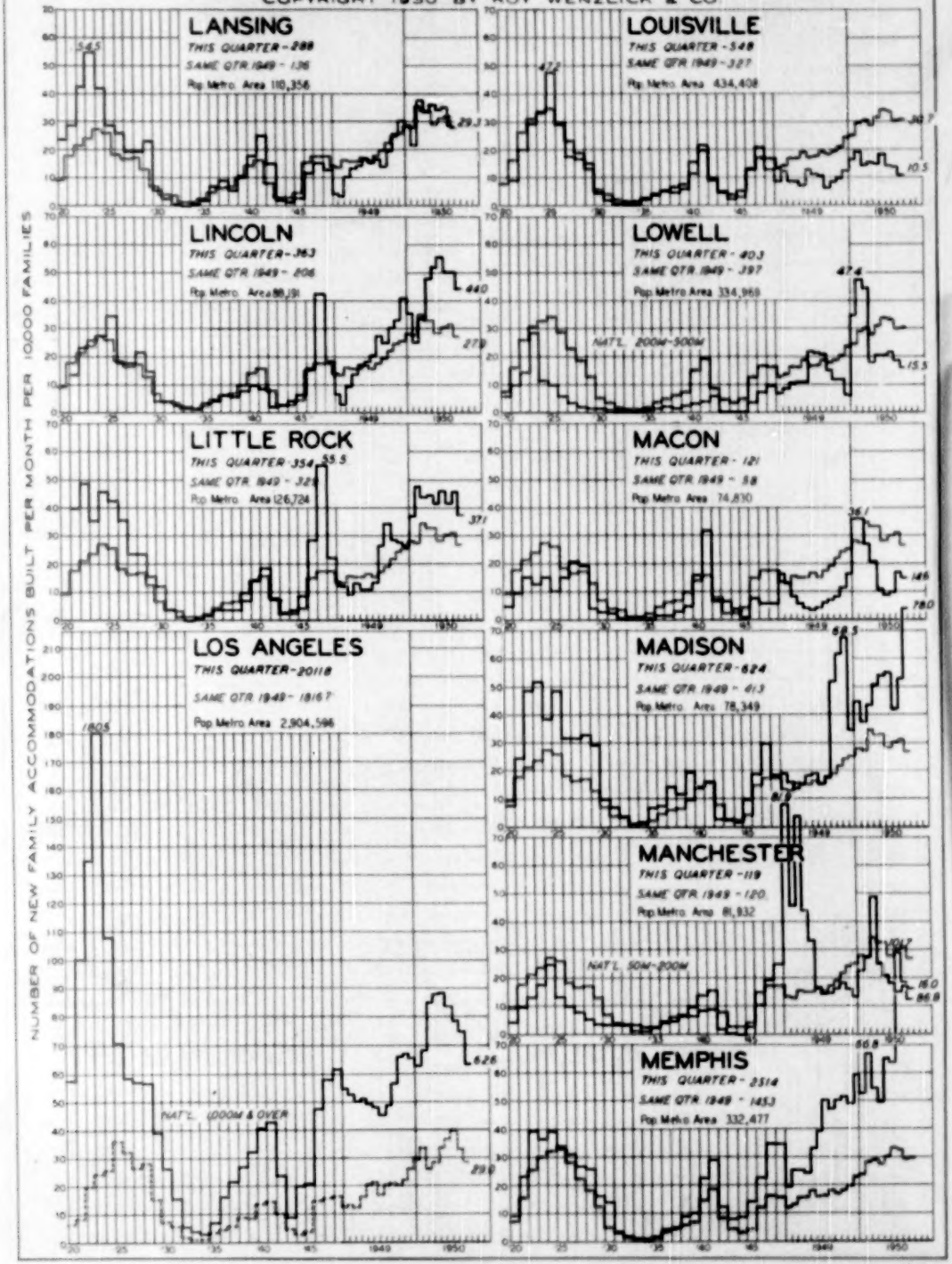

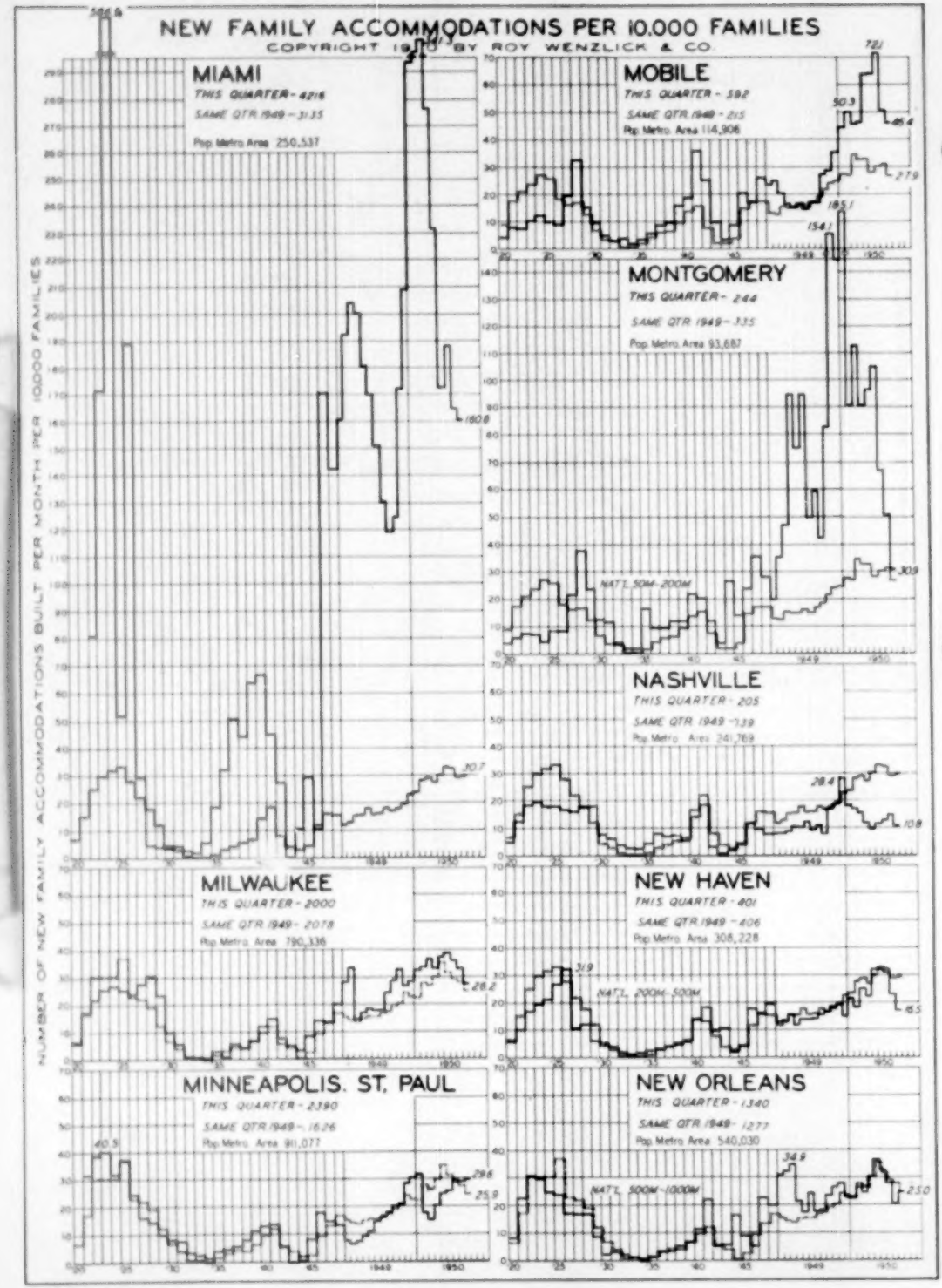
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MIAMI
THIS QUARTER - 4216
SAME QTR 1949 - 3135
Pop Metro Area 250,537
MOBILE
THIS QUARTER - 592
SAME QTR 1949 - 215
Pop Metro. Area 114,906
MONTGOMERY
THIS QUARTER - 244
SAME QTR 1949 - 335
Pop Metro. Area 93,687
NATL 50M-200M
NASHVILLE
THIS QUARTER - 205
SAME QTR 1949 - 139
Pop Metro. Area 241,769
MILWAUKEE
THIS QUARTER - 2000
SAME QTR 1949 - 2078
Pop Metro. Area 790,336
NEW HAVEN
THIS QUARTER - 401
SAME QTR 1949 - 406
Pop Metro. Area 308,228
NATL 200M-500M
MINNEAPOLIS. ST. PAUL
THIS QUARTER - 2390
SAME QTR 1949 - 1626
Pop Metro. Area 911,077
NEW ORLEANS
THIS QUARTER - 1340
SAME QTR 1949 - 1277
Pop Metro Area 540,030
NATL 500M-1000M
20 25 30 35 40 45 1949 1950

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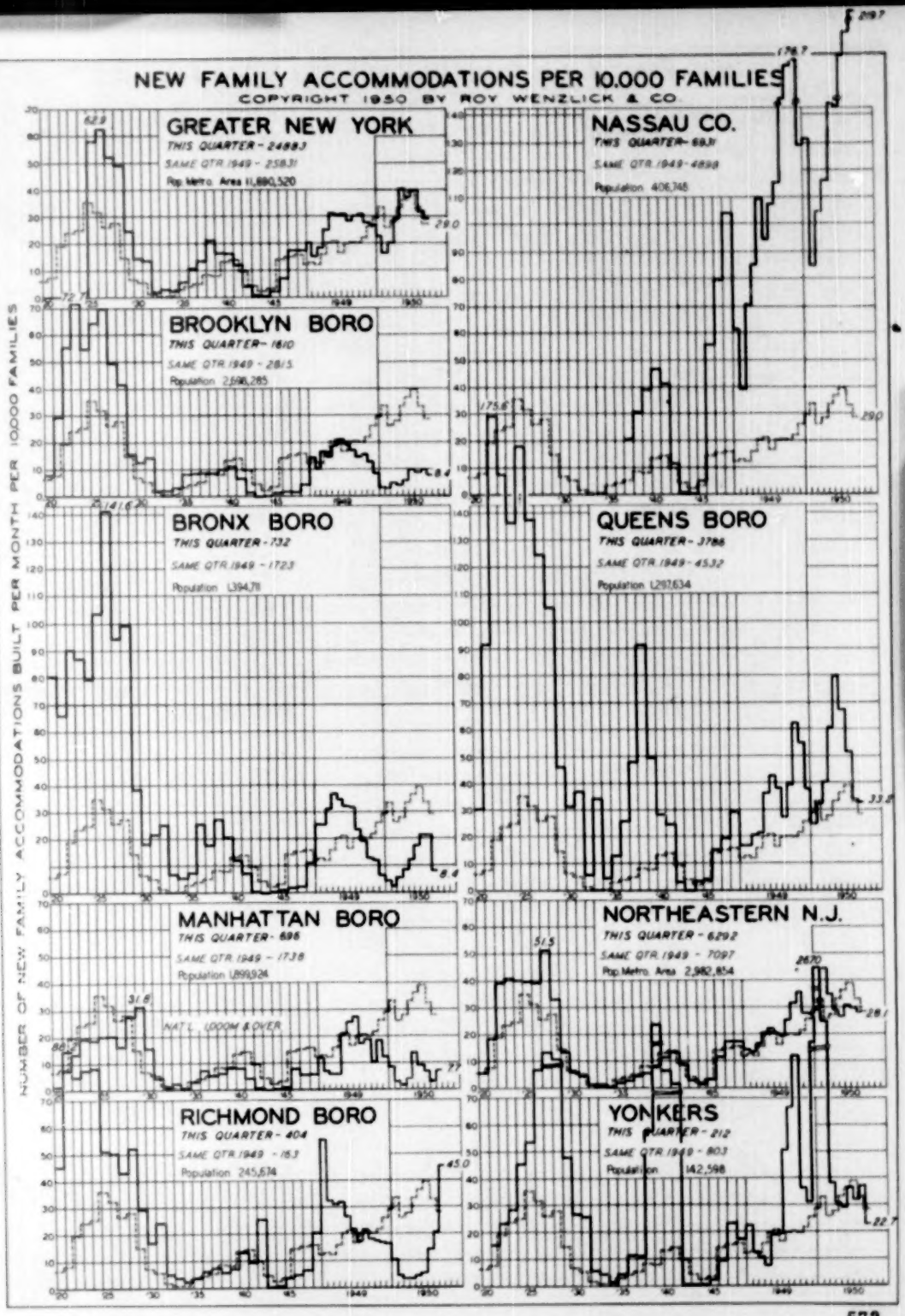

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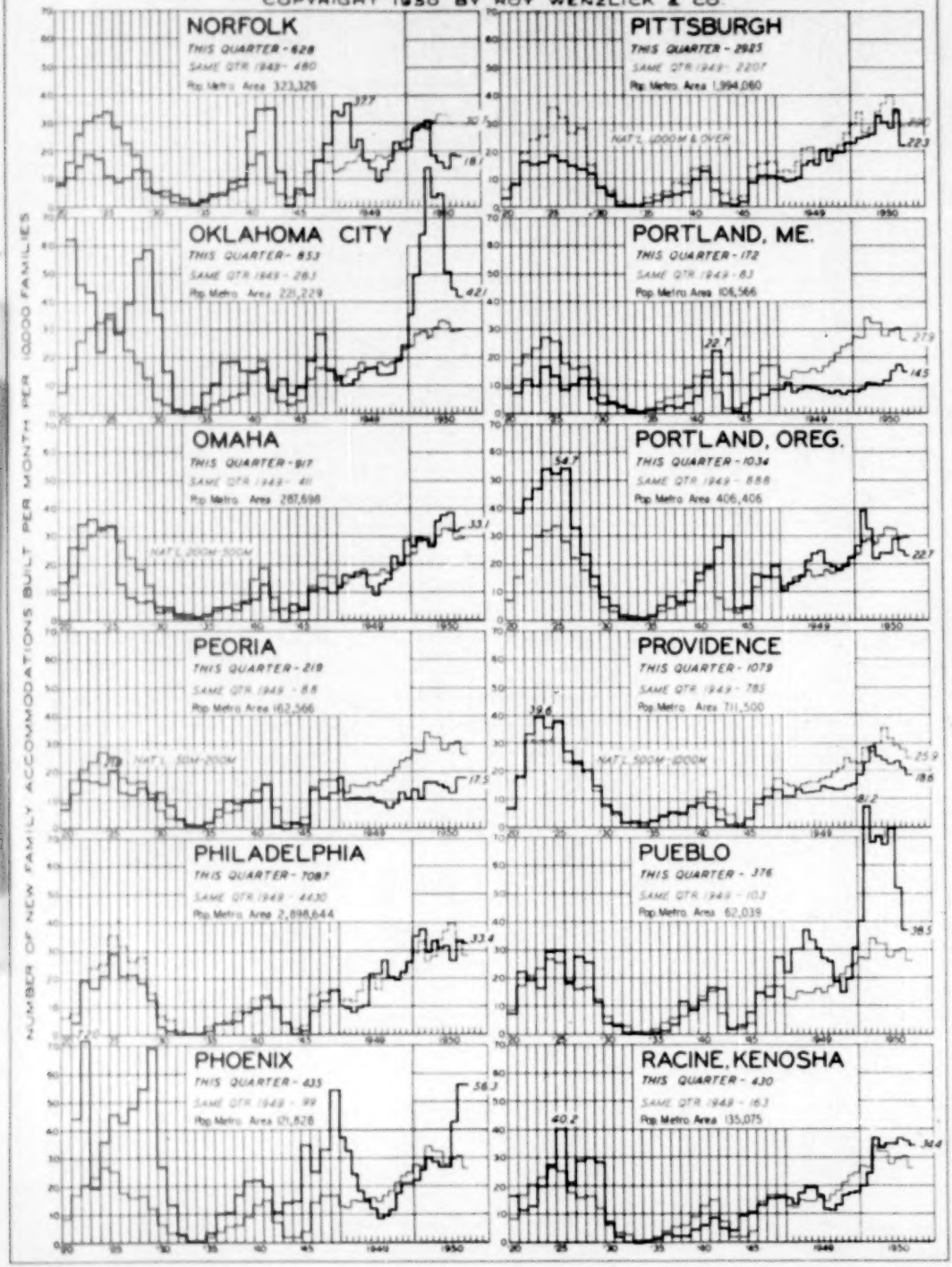

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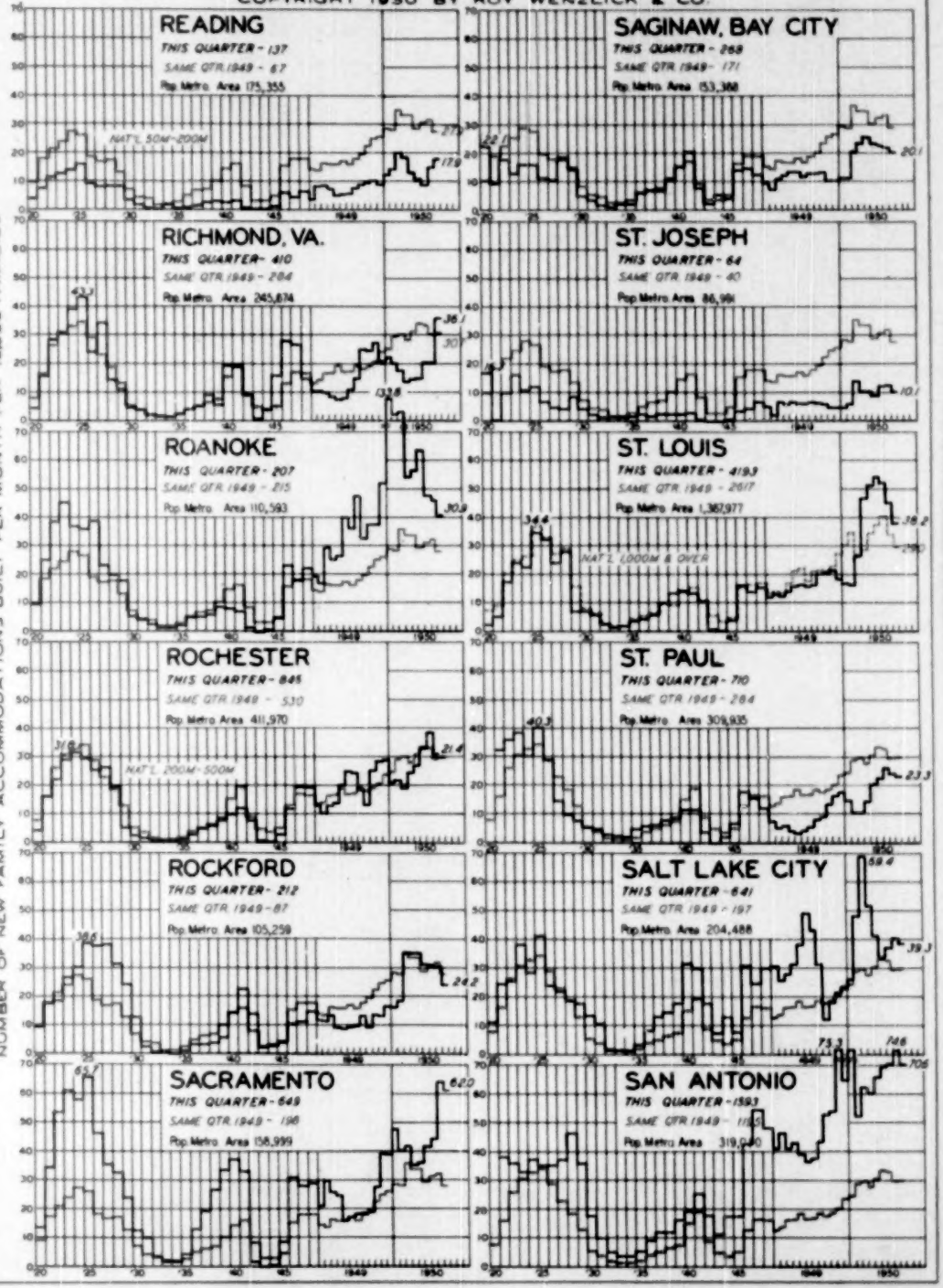

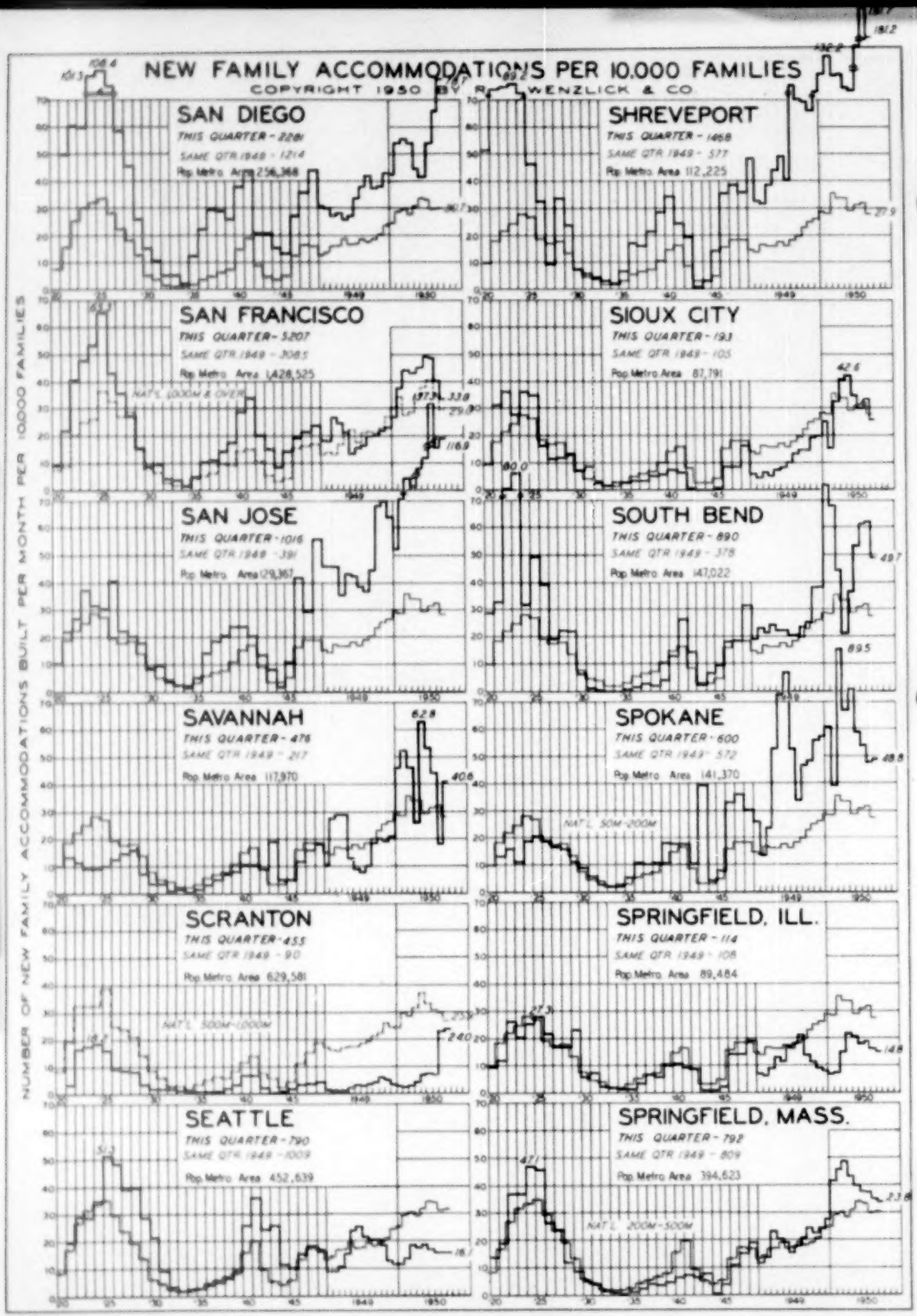
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
SAN DIEGO
THIS QUARTER - 2281
SAME QTR. 1949 - 1214
Pop. Metro. Area 256,368
SHREVEPORT
THIS QUARTER - 1468
SAME QTR. 1949 - 577
Pop. Metro. Area 112,225
SAN FRANCISCO
THIS QUARTER - 5207
SAME QTR. 1949 - 3085
Pop. Metro. Area 1,428,525
NAT'L. 500M & OVER
SIOUX CITY
THIS QUARTER - 193
SAME QTR. 1949 - 105
Pop. Metro. Area 87,791
SAN JOSE
THIS QUARTER - 1016
SAME QTR. 1949 - 391
Pop. Metro. Area 129,367
SOUTH BEND
THIS QUARTER - 890
SAME QTR. 1949 - 378
Pop. Metro. Area 147,022
SAVANNAH
THIS QUARTER - 476
SAME QTR. 1949 - 217
Pop. Metro. Area 117,970
SPOKANE
THIS QUARTER - 600
SAME QTR. 1949 - 572
Pop. Metro. Area 141,370
NAT'L. 50M-200M
SCRANTON
THIS QUARTER - 455
SAME QTR. 1949 - 90
Pop. Metro. Area 629,581
NAT'L. 500M-1,000M
SPRINGFIELD, ILL.
THIS QUARTER - 114
SAME QTR. 1949 - 108
Pop. Metro. Area 89,484
SEATTLE
THIS QUARTER - 790
SAME QTR. 1949 - 1009
Pop. Metro. Area 452,639
SPRINGFIELD, MASS.
THIS QUARTER - 792
SAME QTR. 1949 - 809
Pop. Metro. Area 394,623
NAT'L. 200M-500M

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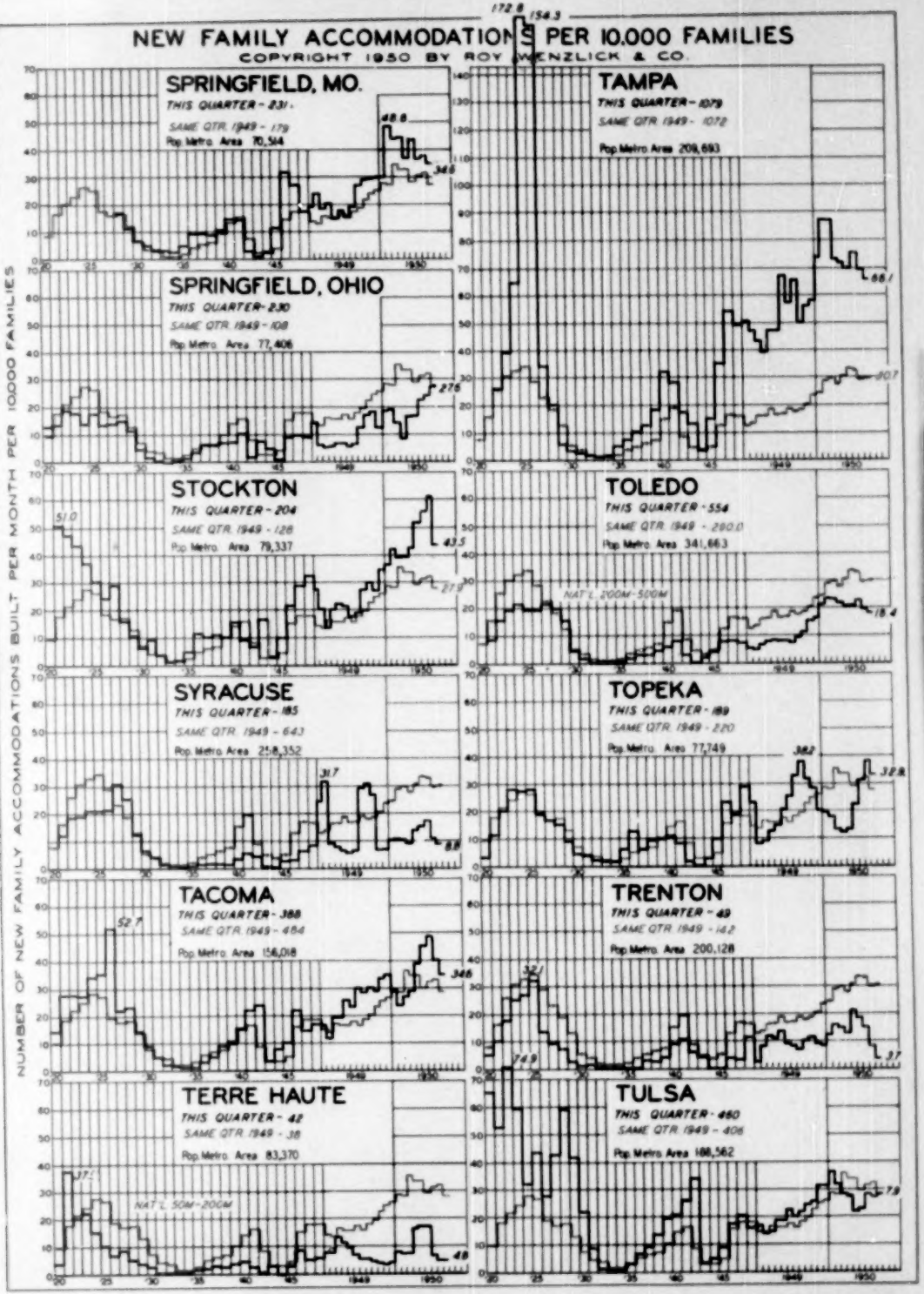

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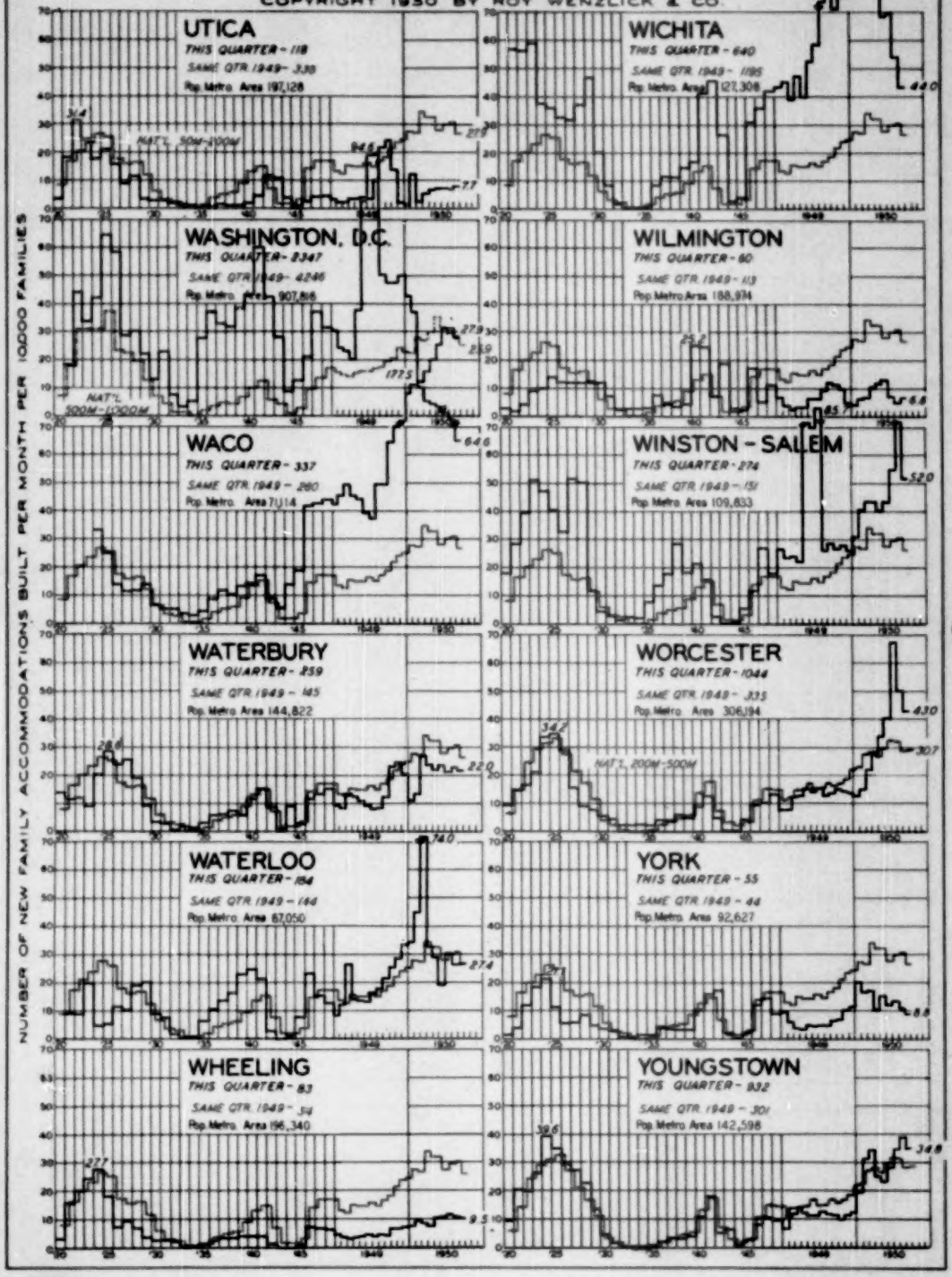
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